



**OFFICE OF THE COCONINO COUNTY BOARD OF SUPERVISORS AND
THE BOARD OF DIRECTORS OF THE
COCONINO COUNTY PUBLIC HEALTH SERVICES DISTRICT**

REGULAR SESSION MINUTES

September 27, 2016

6:00 PM

**First Floor Conference Room
219 E. Cherry**

Roll Call.

Present: Chairwoman Lena Fowler, Vice Chair Mandy Metzger and Supervisor Art Babbott. Supervisor Elizabeth Archuleta was present telephonically.

Absent/Excused: Supervisor Matt Ryan.

Also Present: County Manager Cynthia Seelhammer, Deputy County Manager Mike Townsend, Deputy County Manager Neal Young, Deputy County Attorney Brian Furuya, Interim Public Works Director Lucinda Andreani, Deputy Public Works Director Mike Lopker, Community Development Director Jason Christelman, Governmental Relations Director Todd Madeksza, Parks and Recreation Director Dustin Woodman, Clerk of the Board of Supervisors Wendy Escoffier and Recording Specialist Valerie Webber.

Chairwoman Fowler called the meeting to order at 6:00 p.m.

Call to the Public for items not on the Agenda

Alonzo Hoage, resident of 5577 Big Game Trail, Flagstaff, Arizona, expressed his concerns with issues regarding zoning ordinance violations. He requested guidance as to issues that are not being addressed; specifically the noise ordinance. Mr. Hoage advised 15 complaints have been filed with the Zoning Commission.

8. Approve Community Grant Funding from District 1 in the amount of \$2,000 and District 2 in the amount of \$500.00 to Literacy Volunteers of Coconino County/The Literacy Center to provide literacy services to adults in the Coconino County criminal justice system. **Board of Supervisors**
9. Approve a new road, "BASIN TRAIL", be added to the recorded subdivision Lockett Ranches to comply with the Street Naming and Standard Addressing Ordinance approved in 2007 by the Coconino County Board of Supervisors. **Community Development**
10. Approve Intergovernmental Agreement No. ADES15-089142, Amendment No. 4 between Coconino County Community Services (CCCS) and AZ Department of Economic Security (ADES)/Division of Aging & Adult Services (DAAS) to increase funding and corresponding budget amendment in the amount of \$28,800.00 for a total cumulative reimbursement ceiling for the period of July 1, 2016 through June 30, 2017 from \$678,169.00 to \$706,969.00. **Community Services**
11. **Separated:** Award RFP number 2016-114, to Flagstaff Snow Park LLC., for development, operation, and management of a snowplay area at Fort Tuthill County Park. **Parks and Recreation**

Director Woodman thanked various persons present who helped develop the RFP and addressed Items 11 and 12. He presented changes that were made to the draft Use Permit at the request of the Board during an earlier work session.

Deputy County Attorney Brian Furuya provided clarification of the modifications made to the proposed Use Permit and the intent of said changes.

Motion: Award RFP number 2016-114, to Flagstaff Snow Park LLC., for development, operation, and management of a snowplay area at Fort Tuthill County Park, **Action:** approve, **Moved by:** Supervisor Art Babbott, **Seconded by:** Vice Chair Mandy Metzger. The motion passed unanimously.

12. **Separated:** Approve and execute Use Permit CCPR-2016-1, between Coconino County and Flagstaff Snow Park LLC., for development, operation, and management of a snowplay area at Fort Tuthill County Park; beginning upon date of commencement and lasting for ten years, with two additional five-year renewal options. **Parks and Recreation**

Supervisor Art Babbott recognized and expressed his appreciation of Joshua Crane and Johnathan Allan of Flagstaff Snow Park, LLC.

Supervisor Archuleta recognized and expressed her appreciation of the contribution and support from Friends of the Park.

Health District Consent Agenda:

Motion: Approve Health District Consent Agenda Item #20, **Action:** approve, **Moved by:** Director Art Babbott, **Seconded by:** Director Mandy Metzger. The motion passed unanimously.

20. Approve Budget Amendments and Transfers between PHSD cost centers to resolve FY16 negative Ending Fund Balances totaling \$28,321.77. **Health District**

Motion: Resolve as the Board of Supervisors, **Action:** approve, **Moved by:** Director Art Babbott, **Seconded by:** Director Mandy Metzger. The motion passed unanimously.

Public Hearing/Action Items:

21. Public hearing, discussion and possible adoption of Resolution 2016-36, amending the adopted fee schedule for the Willard Springs Transfer Station. **Public Works**

Presenters: Deputy Public Works Director Mike Lopker.

Director Lopker presented information regarding the changes in the schedule of service provided by Willard Springs Transfer Station and the proposed amended fee schedule.

Chairwoman Fowler opened the public hearing.

Scott Bowen, 17265 Creekside Place, Munds Park, advised the Board that he supports the transfer station and proposed amendment to the adopted fee schedule. He presented a letter to the Board.

Chairwoman Fowler closed the public hearing.

Motion: Adopt Resolution 2016-36, amending the adopted fee schedule for the Willard Springs Transfer Station to take effect November 1, 2016, **Action:** approve, **Moved by:** Vice Chair Mandy Metzger, **Seconded by:** Supervisor Art Babbott. The motion passed unanimously.

22. Public Hearing and consideration of Resolution 2016 – 54 for Case No. SUB 06-013, a request to amend three conditions of the approval for the preliminary plat for the Ranch at the Peaks. **Community Development**

Presenters: Community Development Principal Planner Bob Short.

PowerPoint: Ranch at the Peaks Subdivision Modification to the Conditions of Approval.

Principal Planner Bob Short presented a PowerPoint presentation that provided information regarding the applicant's request to amend the preliminary plat for the Ranch at the Peaks

intent of zoning regulations applicable to the property and, 5) the proposed subdivision conforms to the improvement and design standards set forth in the zoning and subdivision ordinance. Based on said findings, I move to: 1) deny the applicant's request on Condition 7, which would have removed the requirements for paving Roundtree Road and 2) approve Condition 18, which relates to the trail along the East and West side of the subdivision; eliminating the trail on the East side and moving said trail to the West side, 3) approve the applicant's request for Condition 30, which is removing the requirement for a perimeter fence around the subdivision, **Action:** approve, **Moved by:** Supervisor Art Babbott, **Seconded by:** Vice Chair Mandy Metzger. The motion passed unanimously.

Motion: Amending the motion to include Resolution 2016-54, **Action:** approve, **Moved by:** Vice Chair Mandy Metzger, **Seconded by:** Supervisor Art Babbott.

There was discussion regarding the resolution prior to the vote on the floor.

Principle Planner Short provided clarification of the verbiage as included in Resolution 2016-54; he read the resolution into the record.

Chairwoman Fowler called for the vote. The motion passed unanimously.

Chairwoman Fowler called for a break at 7:44 p.m. and reconvened open session at 7:54 p.m.

23. Public Hearing and consideration of Ordinance 2016-06; for Case No. ZC-15-004, a request for a Zone Change from General (G) Zone (10-acre minimum) to Light Industrial (M-1-10,000-10,000 sq. ft. minimum lot size) Zone for an 8-acre portion for an office and contractor's yard; and rezone the remaining westerly 2-acre portion to CG-10,000 (Commercial General-10,000 sq. ft. lot size minimum). This property consists of 10 acres and is located on the south side of W. Route 66 just west of Flagstaff Ranch Road and is identified as Assessor's Parcel Number 116-04-004V. Applicant: Mogollon Engineering, Flagstaff, AZ. Property Owner: Ed Van Beek, Chino Valley, AZ. **Community Development**

Presenters: Community Development Director Jason Christelman.

PowerPoint: Vastco Zone Change and CUP and Vastco – Van Beek Property Rezoning Presentation 9.27.16.

Director Christelman presented a PowerPoint that reflected an aerial photo of the property, a revised proposed site plan, concerns raised during the public hearing held on June 1, 2016 and revisions made as a result of said concerns.

Director Christelman, Deputy County Attorney Furuya and the Board discussed issues regarding buffering to mitigate noise control.

Director Christelman continued the presentation which highlighted proposed revisions made in order to conform to Regional Plan 2030.

Chairwoman Fowler called for a break at 9:26 p.m. and reconvened open session at 9:37 p.m.

Deputy County Attorney Furuya provided clarification of the items being considered before the Board and the reason for the requirement that this item be approved by a super-majority vote of the Board.

Chairwoman Fowler closed the public hearing.

Individual Board members placed their respective positions regarding the re-zoning request on the record.

Deputy County Attorney Furuya, Director Christelman and the Board conferred regarding deed restrictions to be required in the zoning change.

Chairwoman Fowler called for a break at 10:34 p.m. and reconvened open session at 10:43 p.m.

Mr. House, Engineer with Mogollon Engineering, and Attorney Freeman addressed the Board regarding the issues pertaining to building a screening wall along the boundary line and proposal to modify the deed restrictions to address same.

Deputy County Attorney Brian Furuya provided an overview of the items addressed by the Board to be changed in the draft Ordinance; said changes were read into the record

Motion: Move to approve Ordinance 2016-06, an Ordinance of the Coconino County Board of Supervisors, approving zone change from G – general zone to the M1-10,000 Light Industrial Zone for the eight (8) acre Easterly portion of the subject property and to CG-10,000, Commercial General Zone for the two (2) acre Westerly portion of the property, motion is reference to all the Exhibits that have been attached, as read and amended into the record by Deputy County Attorney Brian Furuya this evening and paying special attention to the amended language relating to Exhibits 4 and 5 that were read into the record with the expanded list of prohibited uses and containing all the other amendments and changes to the proposed Ordinance as read into the record, **Action:** approve, **Moved by:** Supervisor Art Babbott, **Seconded by:** Vice Chair Mandy Metzger. The motion passed unanimously.

Clerk of the Board of Supervisors, Wendy Escoffier, conducted a roll call vote.

Supervisor Art Babbott: Aye

Supervisor Mandy Metzger: Aye

Vice Chair Elizabeth Archuleta: Aye

Chairwoman Lena Fowler: Aye

Supervisor Matt Ryan: Excused

Clerk Escoffier announced the motion passed by a super majority.

24. Public Hearing and consideration of Resolution 2016-25 for Case No. CUP-15-015, an appeal of a Planning and Zoning Commission action approving a